



**Planning Staff Report to
Design Review Board - Urban
July 30, 2021
for the August 5, 2021 Public Hearing**

Docket Number: 21-355
Applicant: Anthony Garza
Property Owner: Bada Bing LLC
Property Location: 734 S. Main Street
Tax Map Number: 007000-02-01300
Acreage: **0.132 (for entire parcel)**
Zoning: C-4, Central Business District; West End Preservation Overlay District
Proposal: Rooftop bar addition and storefront alterations
Staff Recommendation: **Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 *Certificate of Appropriateness*

Application History:

This item was heard at the DRB's June 3, 2021 meeting. The item was deferred to allow the applicant time to address the member's concerns in relation to inconsistencies between the provided renderings and elevations, the proposed location and design of the elevator along the front façade wall, retention of recessed doorways, and the proposed materials of the stair and screening.

The applicant responded to these concerns by noting the following within their new attachment:

- Renderings and elevations appear to be consistent for the rooftop bar.
- The elevator is proposed to include full clear glazing and be transparent at the street level.
- Recessed front façade doorways are proposed.
- The rear stair is proposed to be constructed with metal.
- The screening is proposed to be a "PAC Clad Decorative Perforated Corrugated Metal."

Application Request:

The applicant proposes a rooftop bar addition and alterations to the storefront at 734 S. Main Street, which is within the West End Historic District. The addition features a partially enclosed structure with a shed roof and an outdoor bar covered by a pergola. The interior space is designed to accommodate a staircase and storage. The rooftop addition is set back from the S. Main Street frontage by approximately 12 ft, with the pergola roughly 8ft from the front building facade. Interior space on the rooftop also includes restrooms towards the rear of the building. A new emergency exit stair will be constructed for egress from the roof and to provide a second story emergency exit. Storefront alterations include enclosure of

the existing recessed entrance(s) at the center of the building and installation of two new entry doors at the side extents of the storefront. These new entry ways have been recessed.

No other permanent exterior modifications are planned at this time. However, the scope of work does include an interior upfit of the second story for restaurant use in support of the rooftop area. Included in this is a transparent elevator

The scope of work and provided materials are as follows:

- Shed roof addition that includes an enclosed staircase for access and storage areas and an open-air bar clad in 18" tall Nichiha cement board system.
- Heavy timber cedar framing over the bar area.
- Medium bronze aluminum top rail with tempered glass railing system with bronze tinted glass.
- Decorative PAC-clad corrugated perforated metal screen wall around equipment enclosure. To be painted "Mansard Brown." Top rail painted "Show Stopper."
- Shed roof restroom addition clad in 18" tall Nichiha cement board system.
- Metal exterior stair fire escape painted "Show Stopper"
- Insulated steel doors at stairway addition entry and bathroom entry.
- New decorative wood doors in the storefront.
- Enclosure of existing recessed entry with new wood paneling and glazing to match existing wood framing system.

Staff Analysis:

The subject property, 734 S. Main Street, is a historic structure in the West End Historic District. Per the City's Historic Inventory, the structure historic name is the A. Stenhouse Meat Market and was built c. 1899. The structure has experienced multiple alterations to its first-floor storefront.

Staff found the following information was not provided within the submittal packet:

- An illumination plan to determine adherence to Design Guidelines for Private Outdoor Spaces.

Though the applicant has noted the elevator to be a transparent unit, staff still has concerns how the placement will affect the transparency into the structure.

Overall, staff finds the request consistent with previous rooftop addition submittals in both design and placement. Staff believes the placement on the roof is appropriate because it is placed back from the street frontage and from the exposed building side that is shared with the current parking lot. **Therefore, staff recommends approval with the following conditions:**

1. **The applicant shall supply an illumination plan to staff for review and approval. (PRI 8.5)**
2. **A two-member committee of the DRB Urban panel shall be responsible for final review and approval of the transparent elevator and the overall storefront design to ensure transparency requirements of the Design Guidelines. (PRI 3.4, 3.6, PRI 4)**
3. **Per the Fire Department, an access easement to a public way shall be established from the rear stair.**
4. **Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**

5. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Department Comments and Conditions:

Fire Department Conditions

Recommend: Approve w/ Conditions

Conditions:

At time of plan submittal, an easement will need to be provided showing access from the egress corridor back to the public way where the path crosses boundary lines. Additionally, compliance with 2018 IFC 903.2.1.2 will need to be shown.

Relevant Design Guidelines:

PRI 2. Massing

- 2.1 A building's mass, scale, form, floor-to -floor height and horizontal alignment should not be in stark contrast to its surrounding context. Surrounding context should include all buildings located within one block of the proposed development.
- 2.5 Design street and pedestrian-level stories to be uniquely defined from upper stories.
- 2.6 Design street and pedestrian-level stories at a human scale and massing such that they relate to the pedestrian user and adjacent properties.
- 2.7 Encourage a variety of building heights along the street with vertical and horizontal proportioning similar to its immediate context and district.

PRI 3. Entry

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.

- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages.
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.
- 3.9 Shared entrances to multi-tenant residential units must use architectural elements, furnishings, and/or landscaping to clearly articulate and differentiate from commercial/retail entry.

PRI 4. Activated Ground Floor

- 4.1 Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building.
- 4.2 Use of darkly tinted and/or reflective glass is prohibited.
- 4.3 Locate publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians.
- 4.4 Maintain the simplicity of access to commercial and retail areas to avoid unnecessary or circuitous travel.
- 4.5 Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.
- 4.6 Ensure that landscaping does not create a visual barrier between the building's interior and pedestrians.
- 4.7 Use security systems that do not require the use of security bars or grilles.
- 4.8 Corner buildings have at least two façades visibly exposed to the street and should be designed to respond to their more prominent locations.

PRI 5. Articulation

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous facades.

PRI 6. Materiality

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures in the overall design.

PRI 8. Private Outdoor Spaces

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. Existing Architecture

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area.

- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally important features of the existing building.
- 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



city of
greenville

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL**

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application#	Fees Paid
Date Received	Accepted By
Date Complete	App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	ANTHONY GARZA	BADA BING LLC / YIANNIS MAKKAS
*Title:	ARCHITECT	OWNER MEMBER
*Address:	1213-55TH ST. / KENDOSHA WK.	11 ALTAMONT FOREST DRIVE
*Phone:	262-818-4620	864-567-9889
*Email:	TONY.G@TGAR.BIZ	YIANNISMAKKAS@GMAIL.COM

PROPERTY INFORMATION

*STREET ADDRESS 734 S. MAIN ST.

*TAX MAP #(S) 0070.00-02-013.00

*SPECIAL DISTRICT WEST END HISTORIC DISTRICT

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

PROJECT CONSISTS OF RENOVATING EXISTING 2ND FLOOR SPACE INTO A RESTAURANT/DINING AREA WITH A NEW ROOFTOP AREA THAT SERVES THE NEW RESTAURANT. THE NEW ROOFTOP AREA IS DESIGNED TO MEET THE ROOFTOP DESIGN GUIDELINES ESTABLISHED BY THE CITY OF GREENVILLE.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	Site plan review	\$300.00
	Architectural review	\$300.00
B. SIGNS		\$150.00
C. APPLICATION FOR STAFF REVIEW		
	Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB).	\$100.00
	Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features).	\$ 50.00
D. INFORMAL REVIEW		
E. MODIFICATION TO AN APPROVED PROJECT		
	Major (requires review by DRB)	½ original fee
	Minor (requires review by staff)	\$ 50.00
F. REVISIONS (multiple required revisions may be subject to additional fees).		

3. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file.***
Data is updated monthly.

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

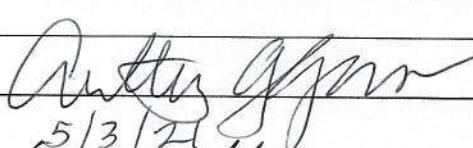
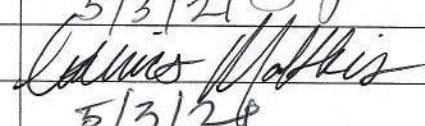
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

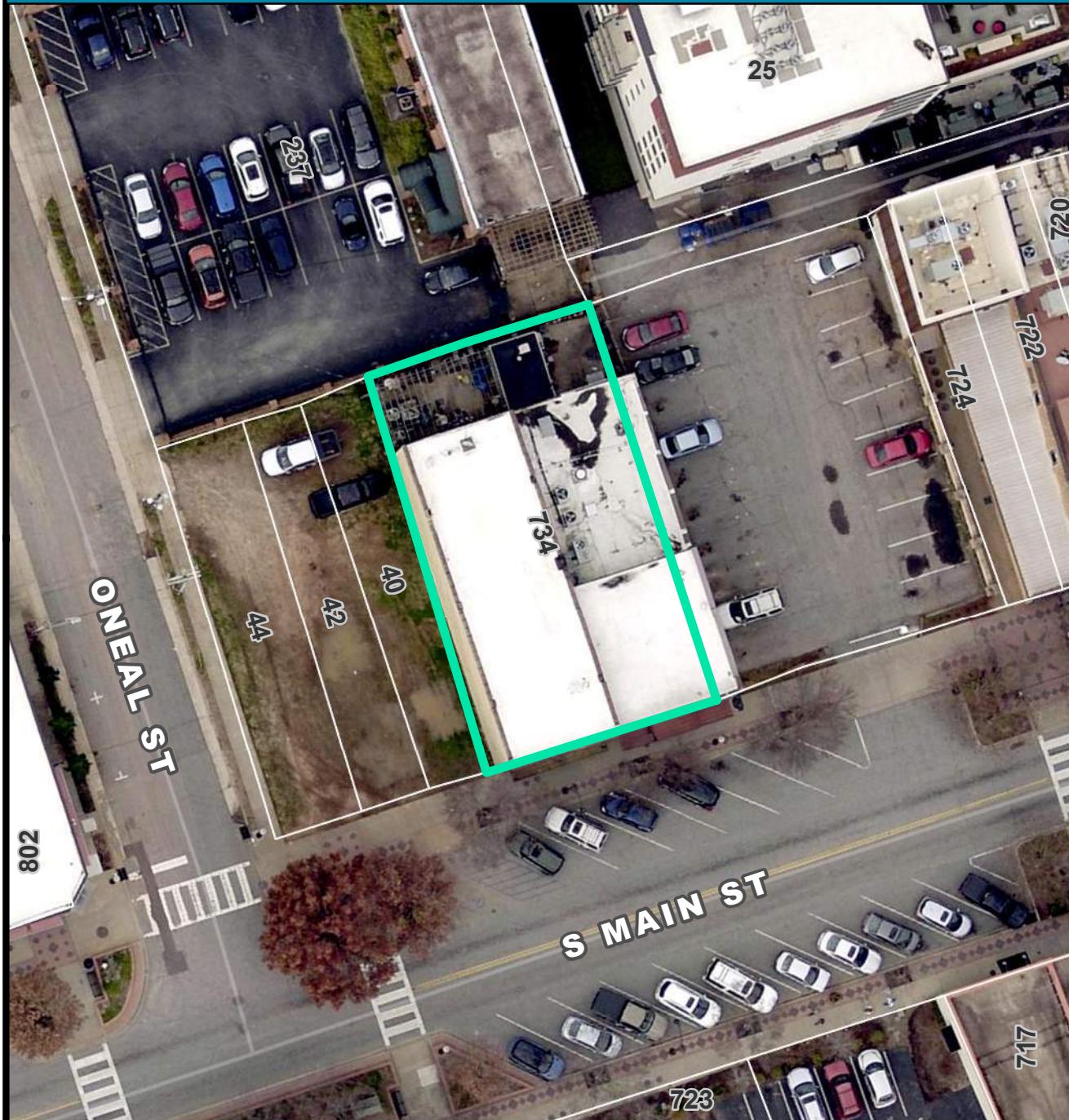
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is _____ or is not _____ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

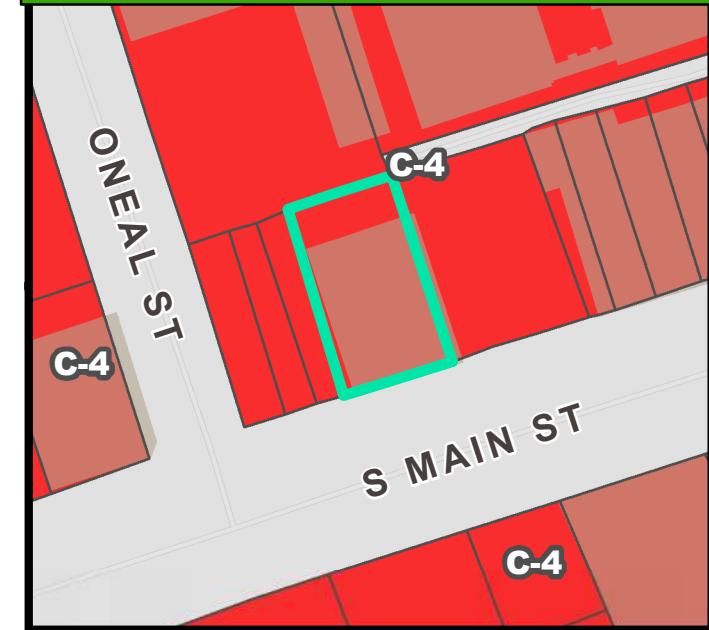
*Signatures	
Applicant	 5/3/21
Date	
Property Owner/Authorized Agent	 5/3/21
Date	
Public Hearing Information	
Public Hearing Signs	

CA 21-355 • 734 S. MAIN STREET

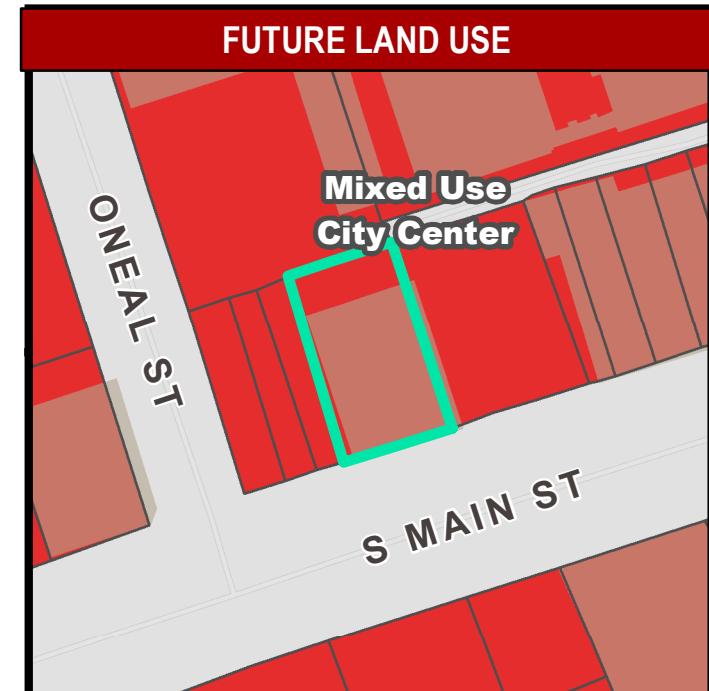
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

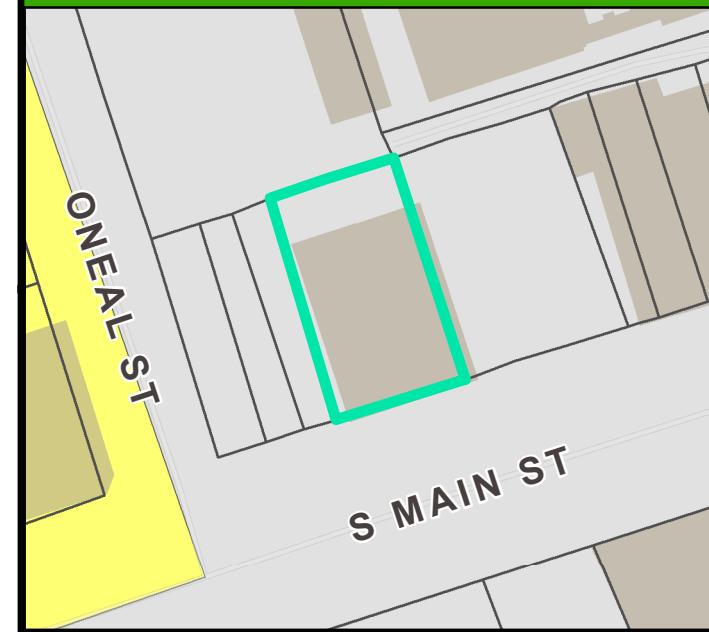


CA 21-355 • 734 S. MAIN STREET

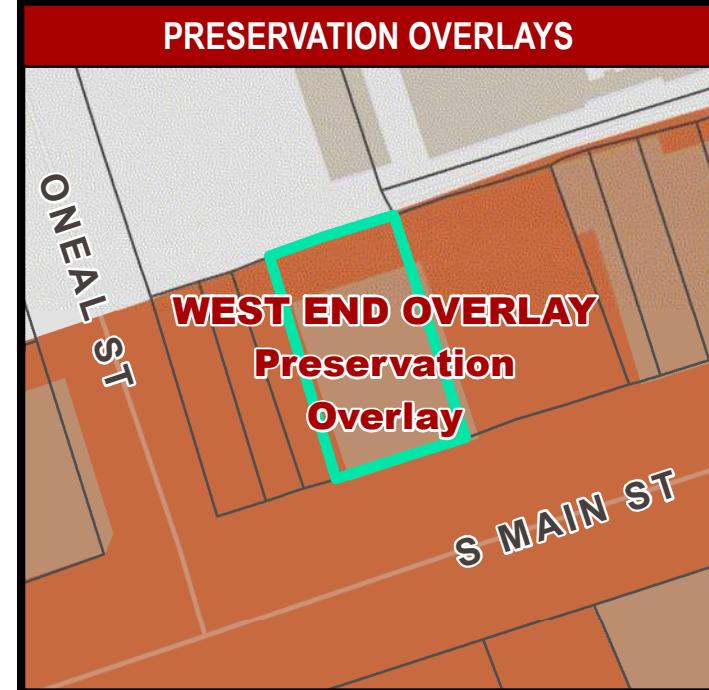
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



207.0056

SITE NO.	202 (M-2-19)	S.C. DEPARTMENT OF ARCHIVES AND HISTORY	Greenville			
HISTORIC NAME:		COUNTY:	Appalachian			
COMMON NAME:	Couch Market	REGION:	Greenville			
ADDRESS:	38 Pendleton St	CITY:				
CLASSIFICATION:	Buildings	DATE OF CONSTRUCTION:	c. 1895			
TYPE:	store	STYLE:	Gothic, Venetian			
ARCHITECT/CONTRACTOR:		THEME(S):				
DESCRIPTION:	2-story brick masonry - rectangular windows in upper facade Vegetation below bracketed eaves					
OUTBUILDINGS:						
RELATIONSHIP TO SURROUNDINGS:	Commercial area					
HISTORICAL SIGNIFICANCE:						
POTENTIAL:	NHL	NR	NRHD	HABS	HAER	S.C. MARKER PROGRAM
LISTED:	NHL	NR	NRHO	HABS	HAER	PREVIOUS OWNERS:
OWNER/ADDRESS:				ORIGINAL SITE:	ca.	MOVED/DATE:
PRESENT USE:	Grocery store			ORIGINAL USE:	ca.	
CONDITION:	Fair			ALTERED/UNALTERED:	storefront	
CONSTRUCTION:	brick masonry			ROOF:	Flat	FOUNDATION:
BIBLIOGRAPHIC & RELATED DATA:						
INFORMANT/ADDRESS:				PHOTOGRAPHIC DATA:	Tampa 7/16/05	
RECORDED BY/DATE:	Taylor 4/16/05 RCL			EVALUATION:		



Statewide Survey of Historic Resources

State Historic Preservation Office

South Carolina Department of Archives and History

8301 Parklane Rd.

Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 45 / 0056

Status County No Quad No Site No

Tax Map No.:

Reconnaissance Survey Form

Identification

Historic Name: A. Stenhouse Meat Market

Common Name:

Address/Location: 38 Pendleton St

City: Greenville

County: Greenville

Vicinity of:

Quadrangle Name: Greenville

Ownership: Private

Category: building

Historical Use: Commercial

Date: ca. 1899

Current Use: Commercial

SHPO NR DOE: Not Eligible

Other Designation: West End Local Historic District

Notes: 2-story, brick, flat-roof commercial building; partially-enclosed storefront; replacement windows and doors; bracketed cornice

Photographs

Roll No.: Neg. No.: View of:

50 10 front



Program Management

Recorded by: JM, Edwards-Pitman Environmental, Inc.

Date Recorded: 11/13/2002

07/13/21

Mr Austin Rutherford, AICP
Planning & Development
City of Greenville, SC
206 South Main Street
Greenville, SC 29601

RE: Upcoming Certificate of Appropriateness meeting on August 5th, 2021 for 734 S. Main Street for a second floor restaurant with Rooftop Structure.

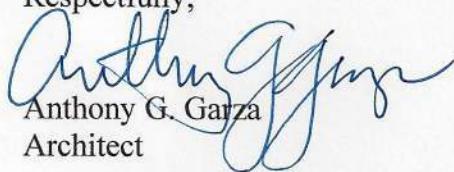
Dear Austin,

Per our recent correspondence, I offer the following clarifications regarding our submittal for the Certificate of Appropriateness for the above mentioned project.

- 1) The elevator enclosure will be made of full clear glazing so as it will be transparent from the street level.
- 2) The elevator mechanical gears will all be handled within the current shell of the existing building.

We hope these clarifications assist with the approval process for our project. Call if any further clarifications are required.

Respectfully,

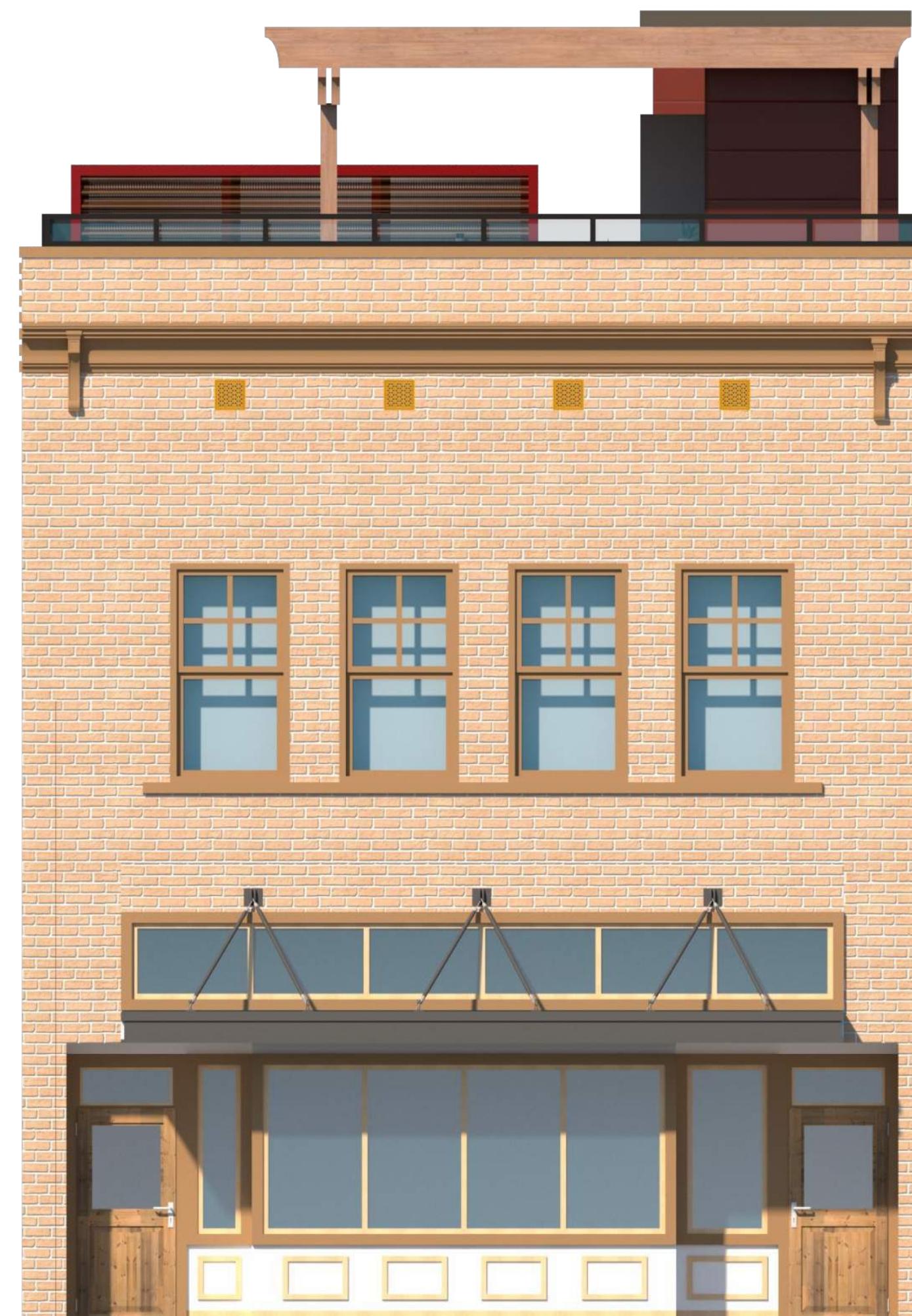


Anthony G. Garza
Architect

734 S. MAIN STREET

GREENVILLE, SC 29601

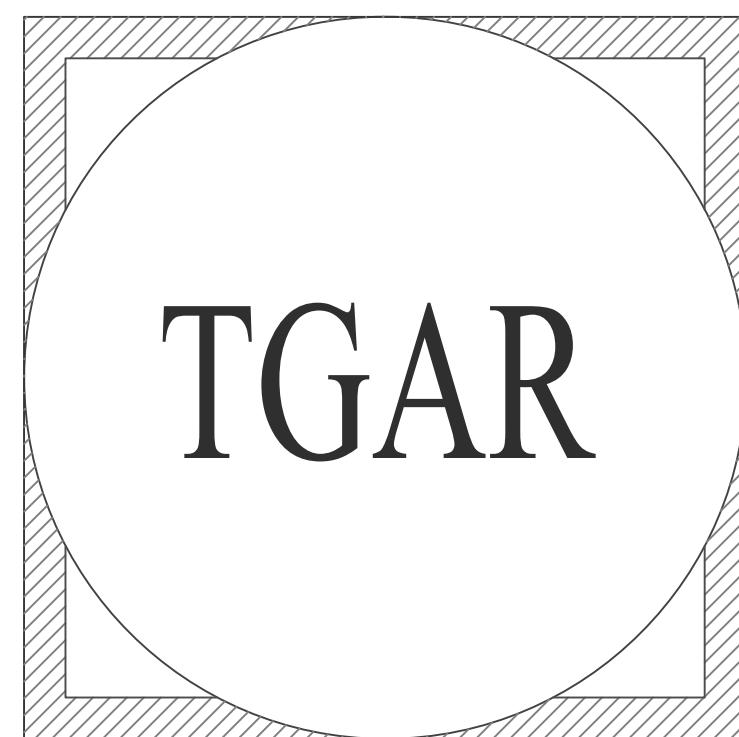
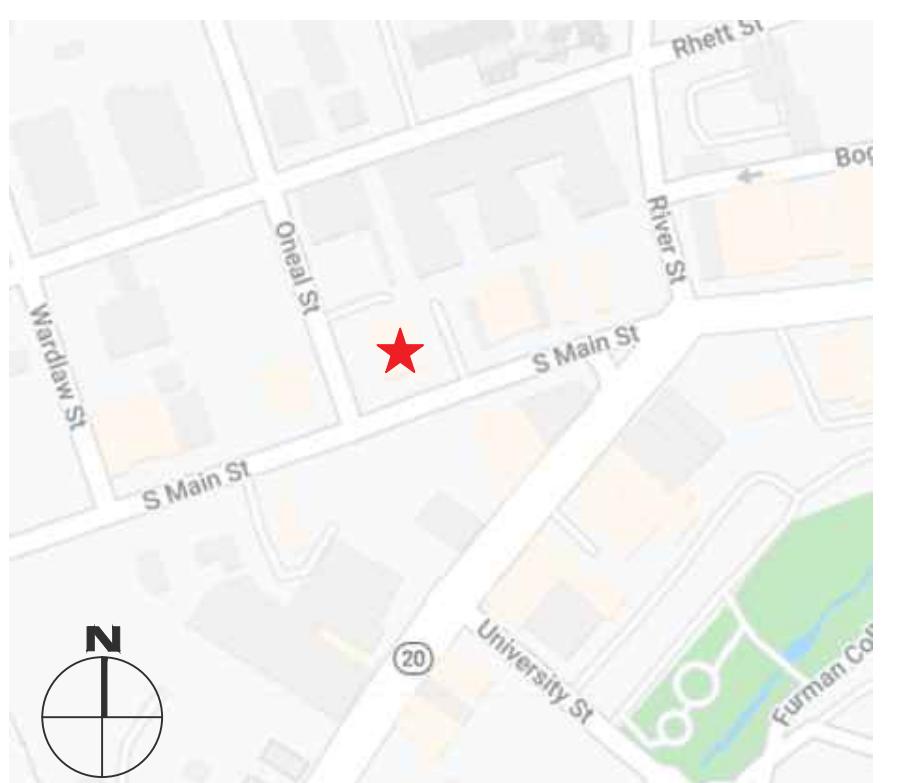
JUNE 14, 2021



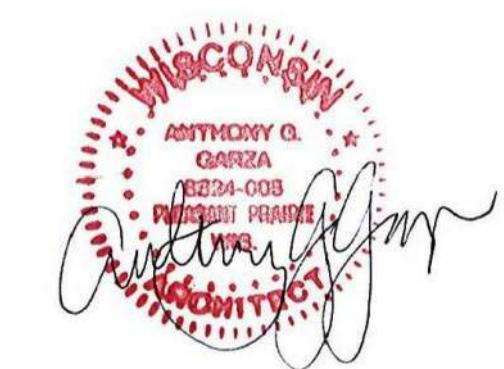
SHEET INDEX

ARCHITECTURAL
T0 TITLE SHEET
A0-0 SITE PLAN
A1-0 FLOOR PLANS
A1-1 ROOF PLAN
A2-0 ELEVATIONS (1 OF 2)
A2-1 ELEVATIONS (2 OF 2)
A3-0 COLOR ELEVATIONS (1 OF 2)
A3-1 COLOR ELEVATIONS (2 OF 2)
RENDER 1
RENDER 2
RENDER 3
RENDER 4
RENDER 5
RENDER 6

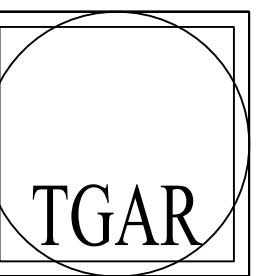
VICINITY MAP



TGAR GROUP, Inc.
ARCHITECTURE · ENGINEERING · CONSTRUCTION
DESIGN BUILD



T0



TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph: (262) 818-4620

E-mail: tony@tgargroup.com

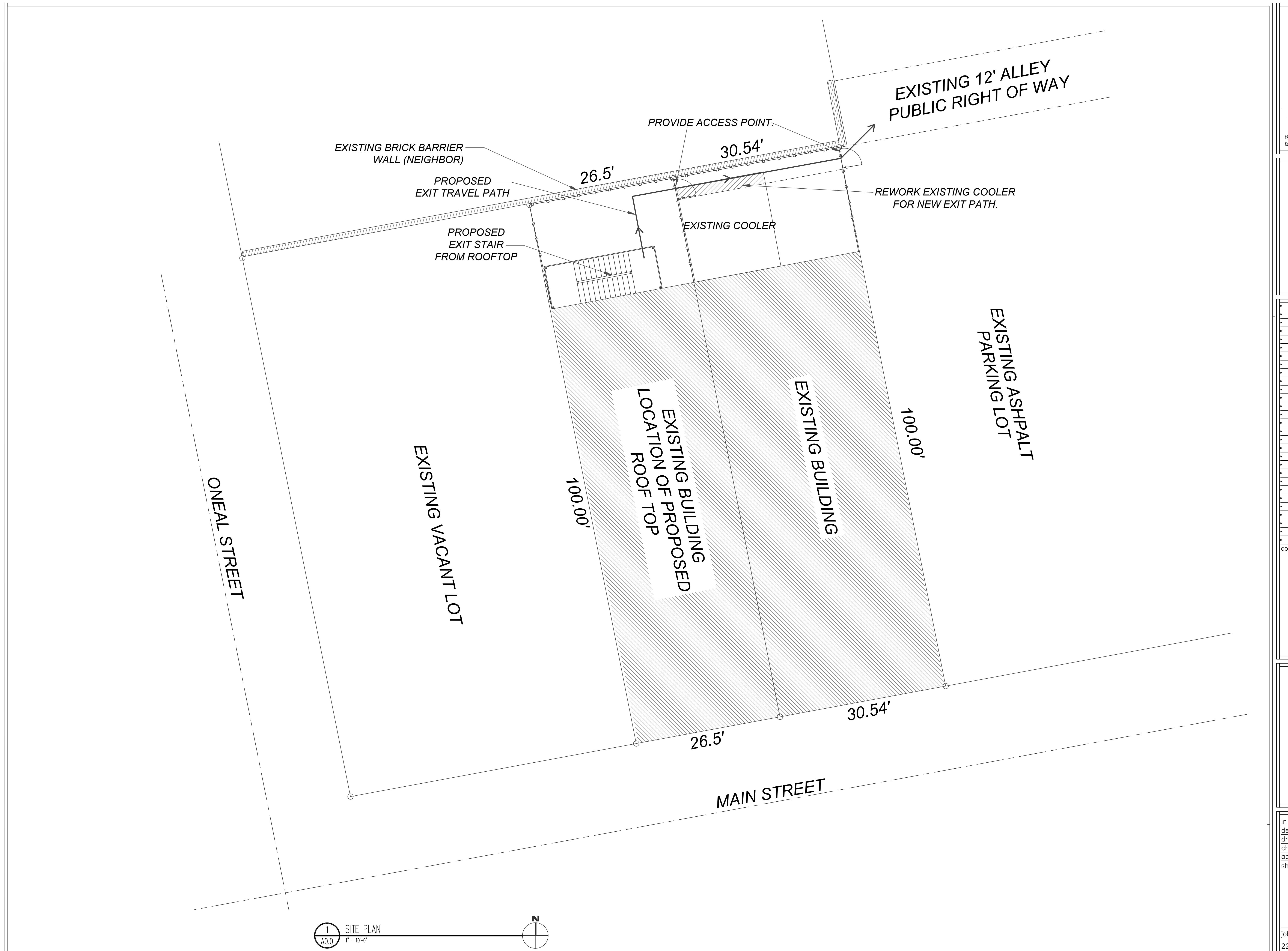
comments date

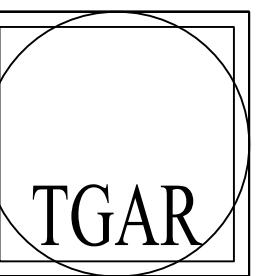
734 S. MAIN STREET
GREENVILLE, SC

in charge
designed
drawn
checked
approved date 06/14/21
sheet title

PROPOSED
SITE PLAN

job sheet number
22104 A0.0

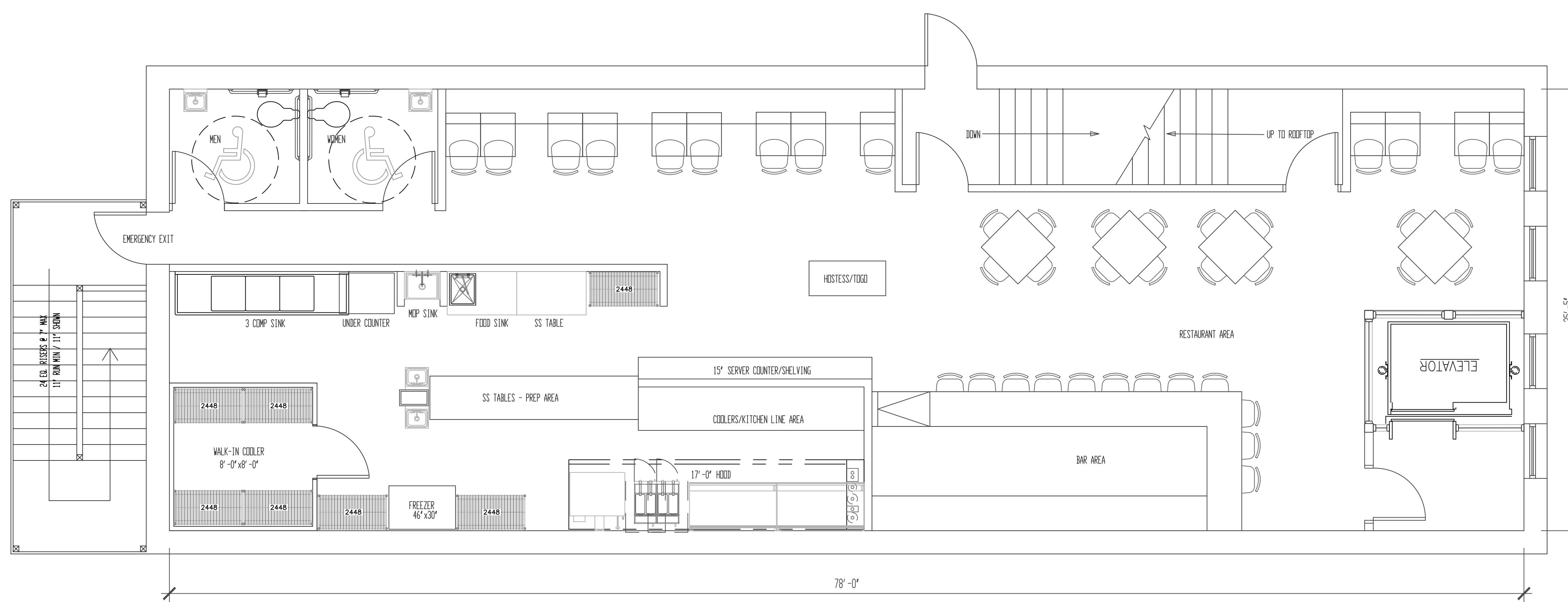
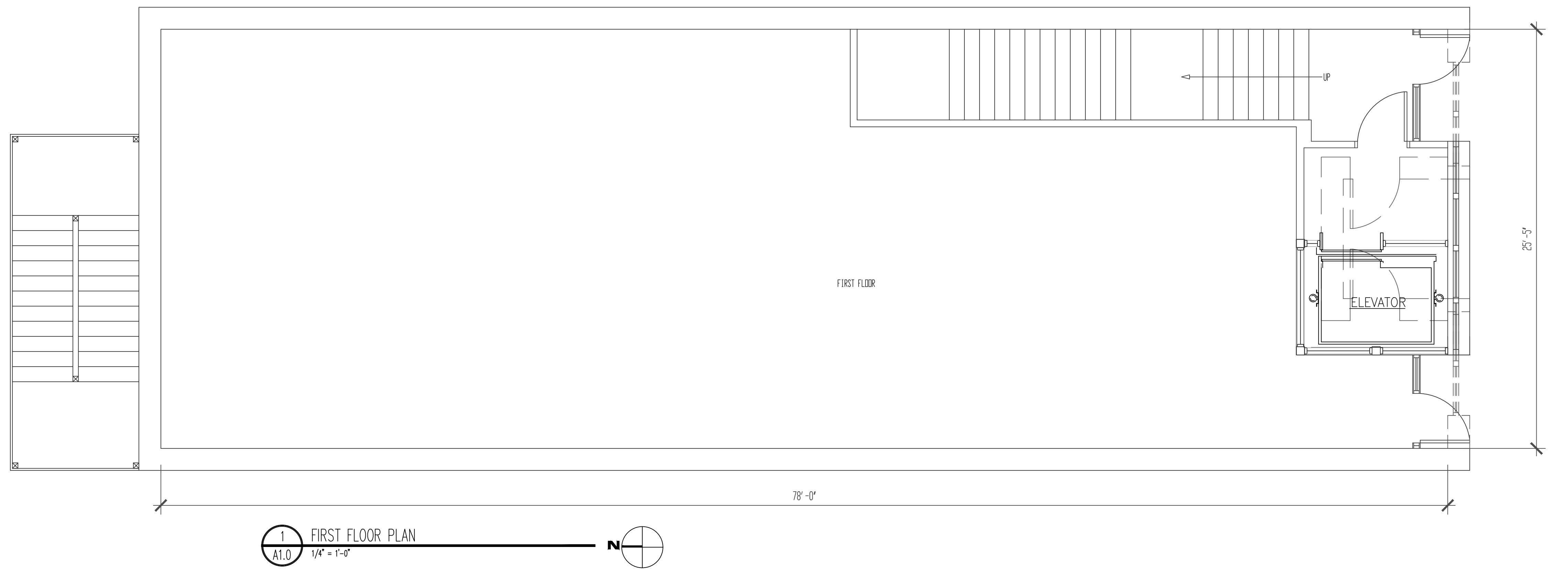




TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140
Ph.: (262) 818-4620
E-mail: tony@tgargroup.com



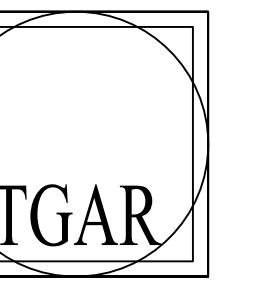
SECOND FLOOR PLAN

734 S. MAIN STREET
GREENVILLE, SC

in charge _____
designed _____
drawn _____
checked _____
approved _____ date 06/14/21
sheet title _____

PROPOSED
FLOOR PLANS

job sheet number
22104 A1.0

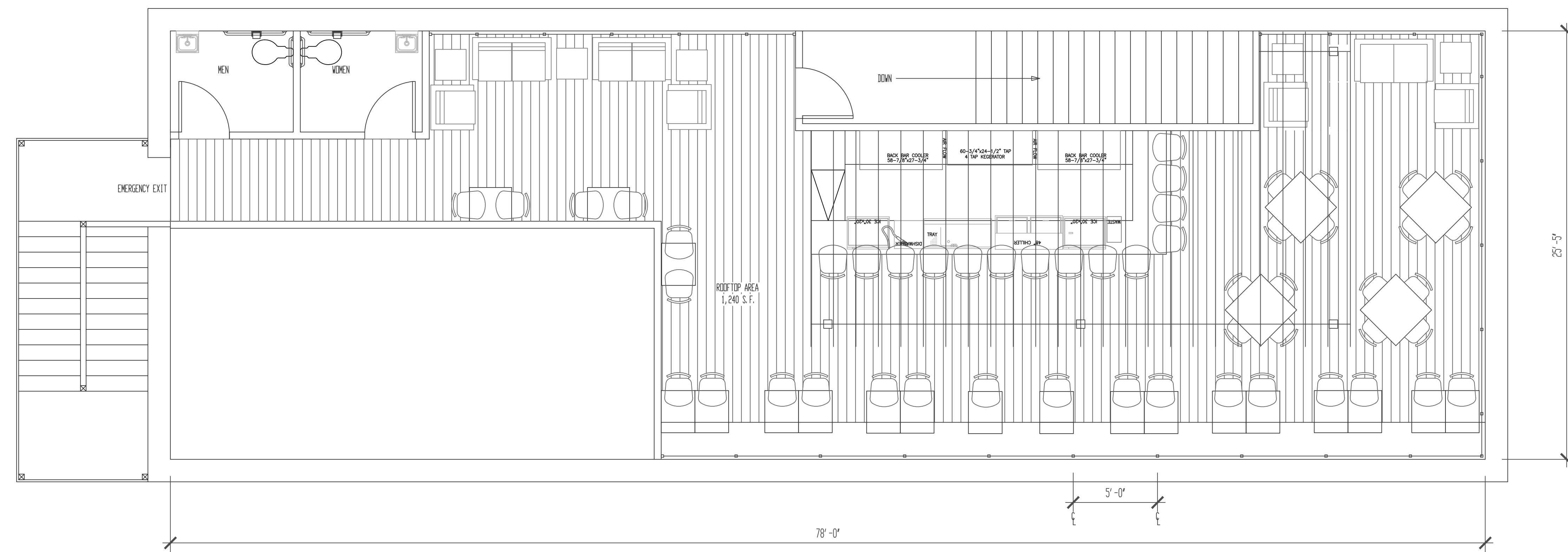


TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph.: (262) 818-4620
E-mail: tony@tgargroup.com



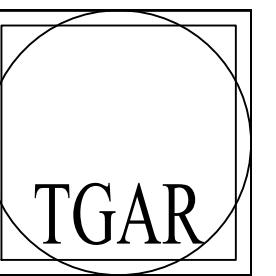
1 ROOF FLOOR PLAN
A1.1 1/4 = 1'-0"

734 S. MAIN STREET
GREENVILLE, SC

in charge _____
designed _____
drawn _____
checked _____
approved _____ date 06/14/21
sheet title _____

PROPOSED ROOF
FLOOR PLAN

job sheet number
22104 A1.1

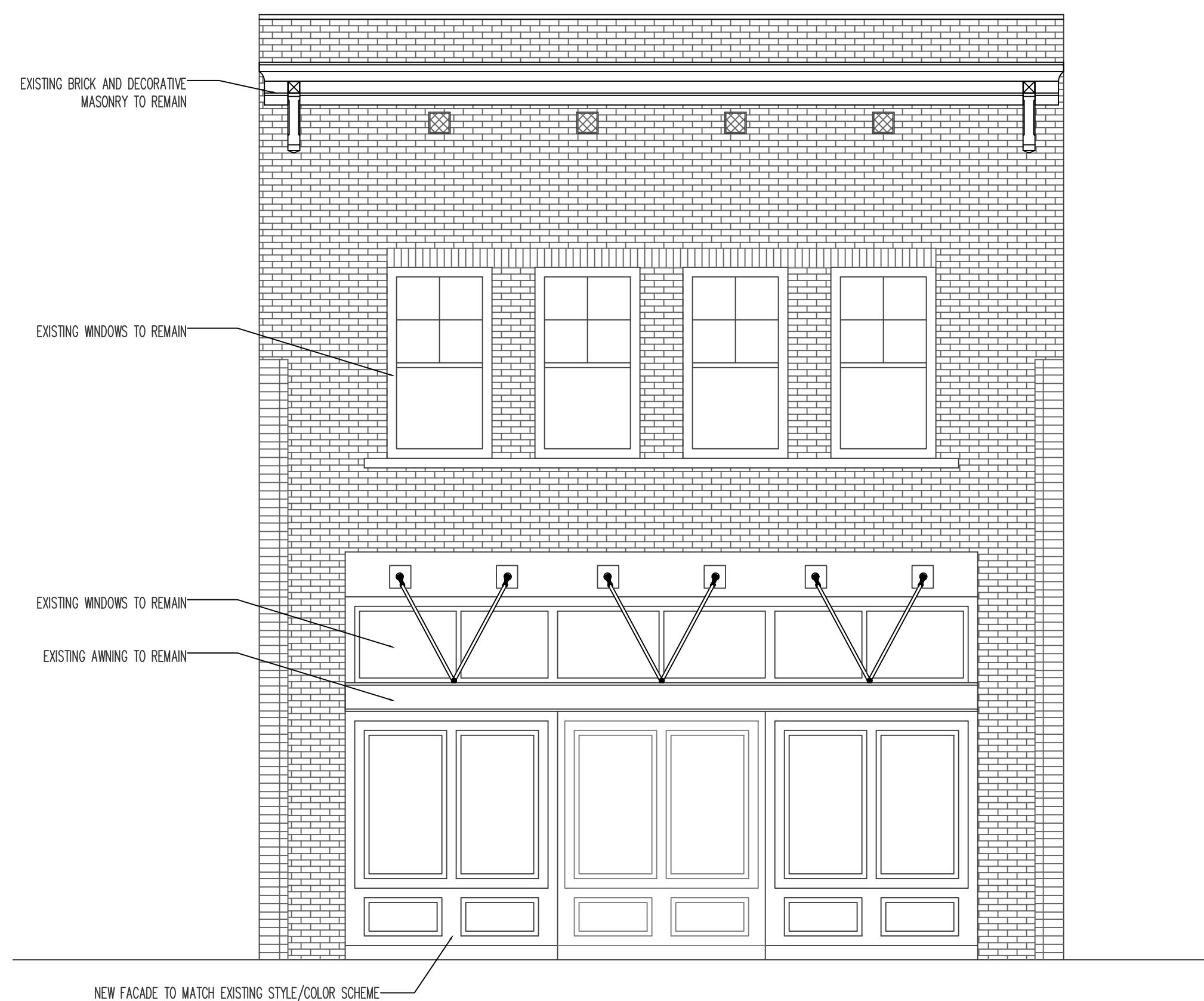


TGAR GROUP, Inc.

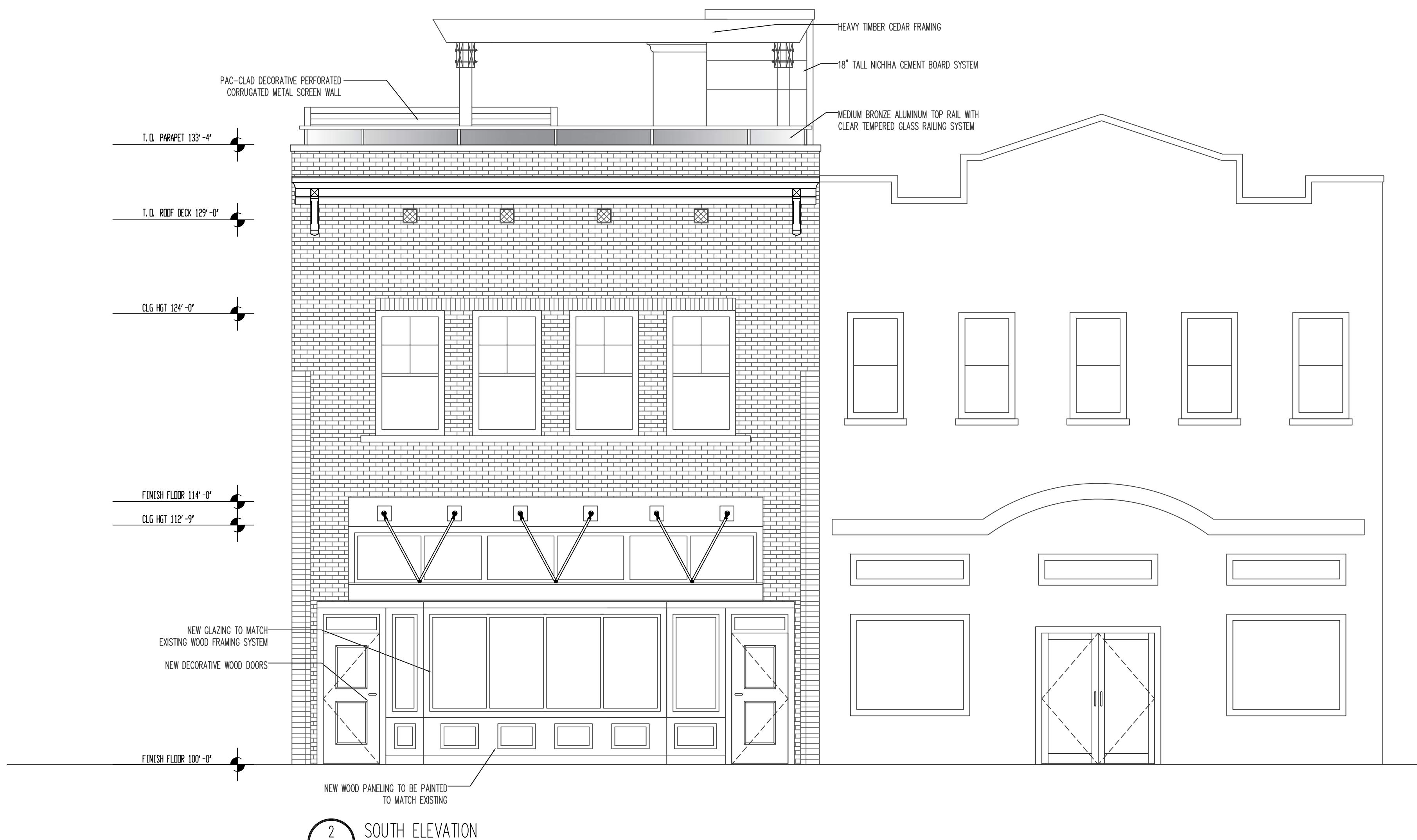
ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph.: (262) 818-4620
E-mail: tony@tgargroup.com



1 EXISTING SOUTH ELEVATION
A2.0 1/4=1'-0"



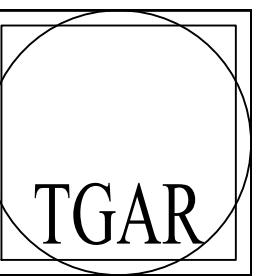
2 SOUTH ELEVATION
A2.0 1/4=1'-0"

734 S. MAIN STREET
GREENVILLE, SC

in charge _____
designed _____
drawn _____
checked _____
approved _____ date 06/14/21
sheet title _____

PROPOSED ELEVATIONS

job sheet number
22104 A2.0

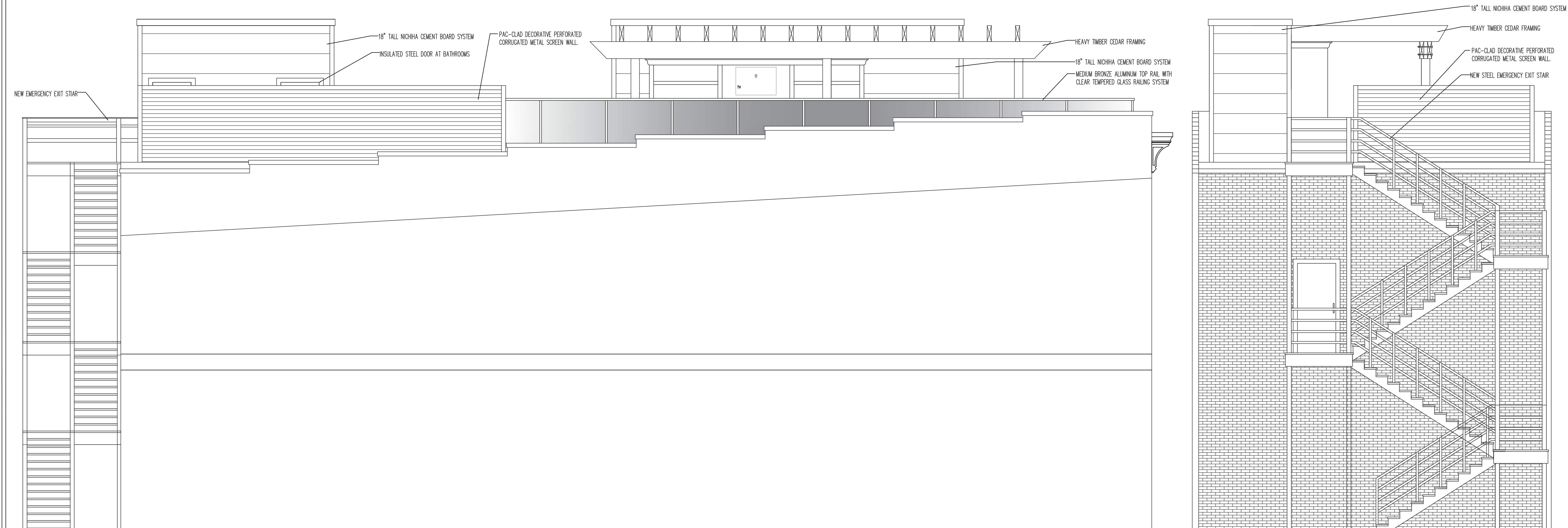


TGAR GROUP, Inc.

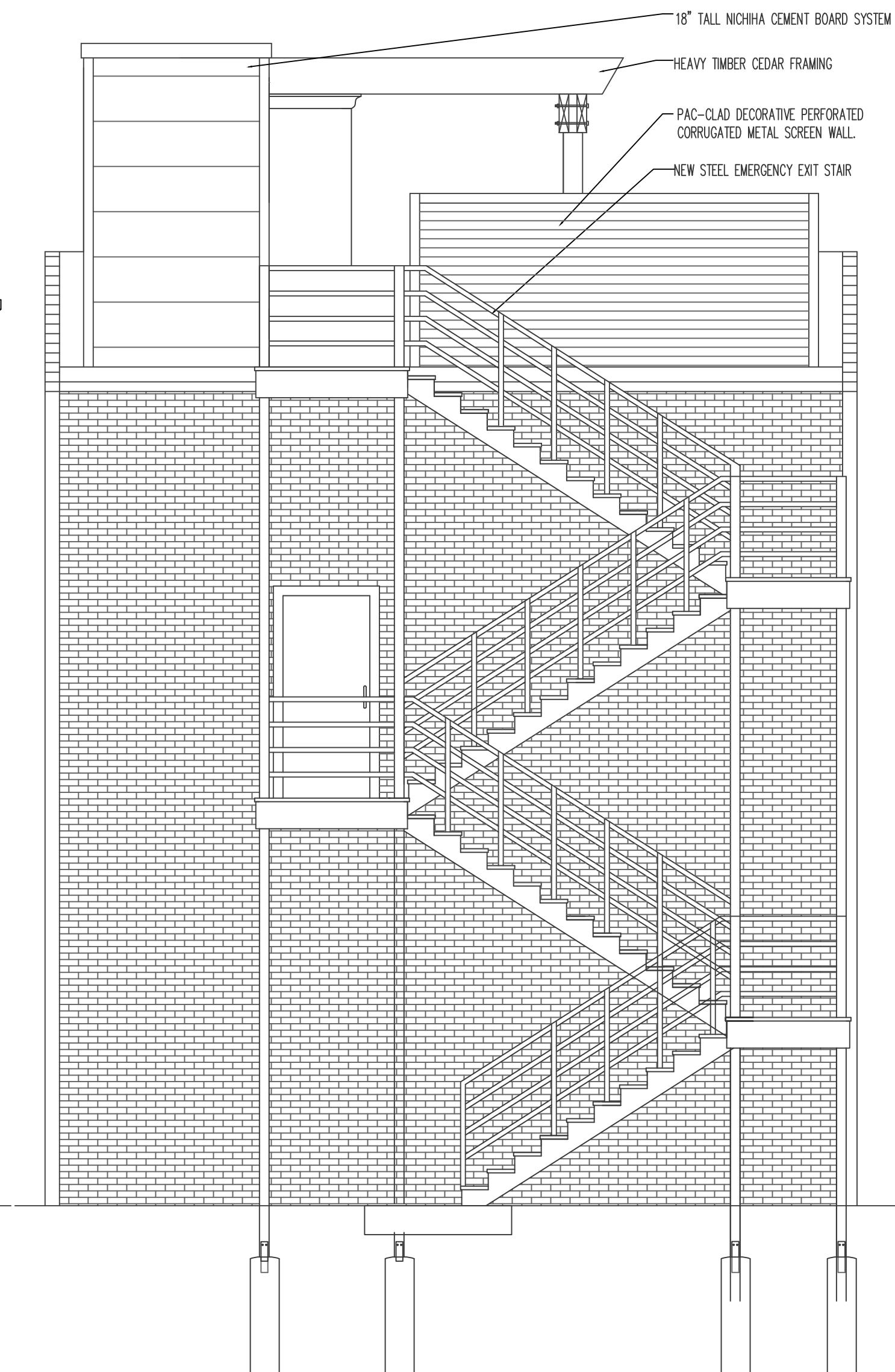
ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph.: (262) 818-4620
E-mail: tony@tgargroup.com



1 WEST ELEVATION
A2.1 1/4"=1'-0"



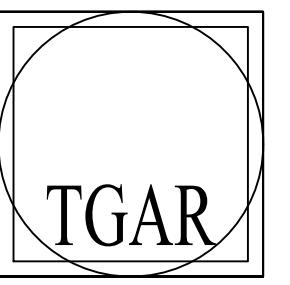
2 NORTH ELEVATION
A2.1 1/4"=1'-0"

734 S. MAIN STREET
GREENVILLE, SC

in charge _____
designed _____
drawn _____
checked _____
approved _____ date 06/14/21
sheet title _____

PROPOSED ELEVATIONS

job sheet number
22104 A2.1



TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph.: (262) 818-4620

E-mail: tony@tgargroup.com

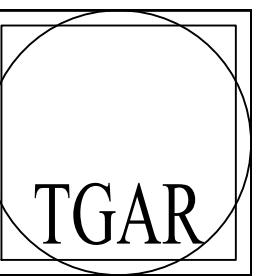


734 S. MAIN STREET
GREENVILLE, SC

in charge _____
designed _____
drawn _____
checked _____
approved _____ date 06/14/21
sheet title _____

COLOR
ELEVATIONS

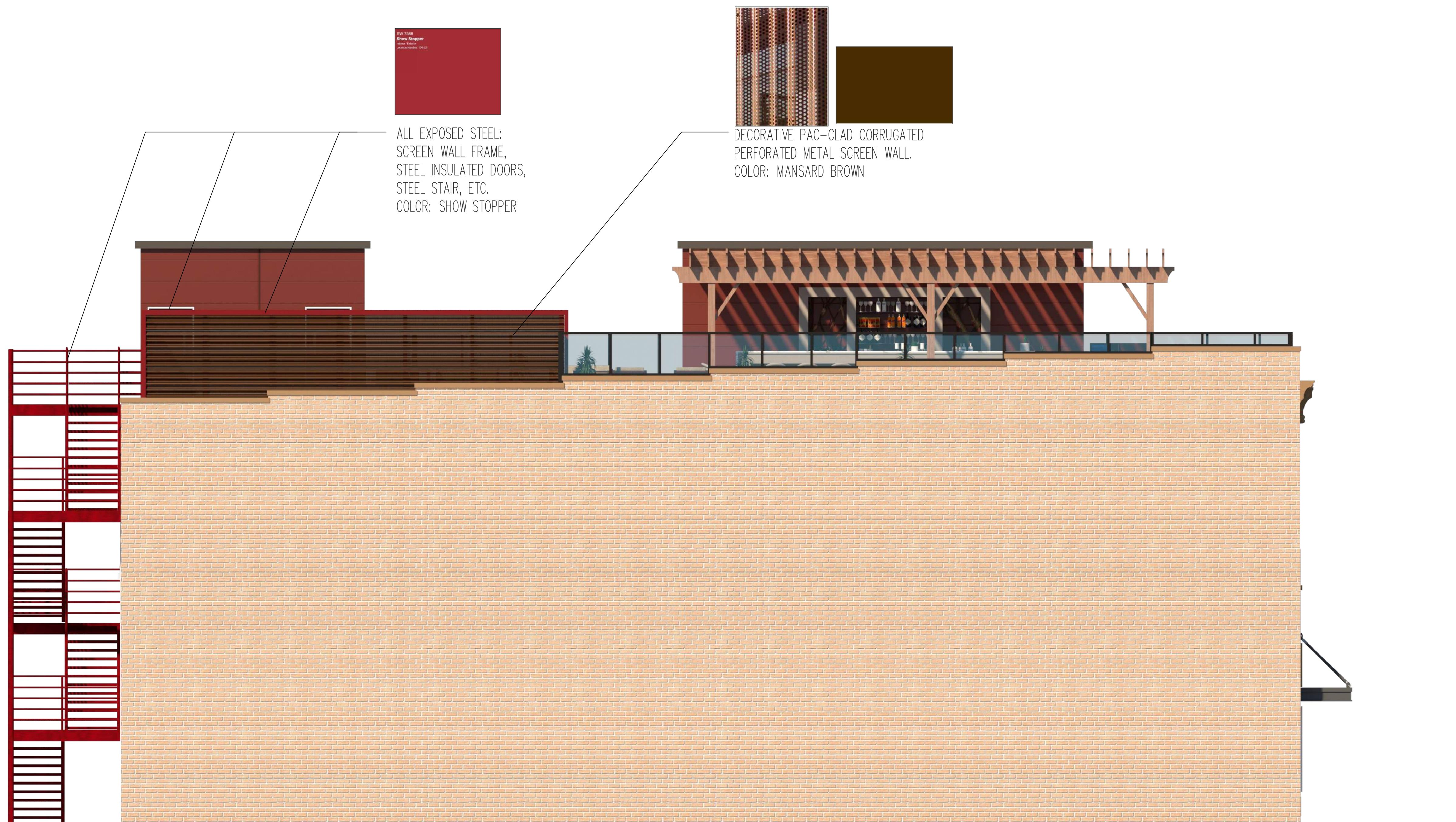
job sheet number
22104 A3.0



TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140
Ph.: (262) 818-4620
E-mail: tony@tgargroup.com



1 WEST ELEVATION
A3.1 1/4=1'-0"

734 S. MAIN STREET
GREENVILLE, SC

in charge _____
designed _____
drawn _____
checked _____
approved _____ date 06/14/21
sheet title _____

COLOR
ELEVATIONS

job sheet number
22104 A3.1



EXTERIOR RENDERINGS



RENDERING - ROOFTOP VIEW #1



RENDERING - ROOFTOP VIEW #2



RENDERING - ROOFTOP VIEW #3



CONTEXTUAL RENDERING - VIEW #1



CONTEXTUAL RENDERING - VIEW #2